

DEBRIS REMOVAL SERVICE REQUIREMENTS AND COST SCHEDULE

Mortgagees are not to remove interior or exterior debris except for 1) debris that constitutes a health or safety hazard, 2) debris that causes the issuance of a code violation which would result in a fine and/or lien if not corrected prior to conveyance to HUD, 3) debris required to be removed as part of an eviction by local law enforcement or crews under the control and direction of local law enforcement where the mortgagee has no control over the timing of removal, and 4) local HUD office variations required below. See the following pages to ascertain those offices having variations of policy on debris removal.

Costs such as labor hours, dump fees, and transportation costs (i.e. fuel, milage, truck rental, etc.) should not be claimed in addition to debris removal cost limits, as these costs are incorporated in the per unit allowable cost for debris removal as indicated below.

Where debris removal is required, HUD will not reimburse amounts in excess of the amount listed below for interior and exterior cleaning and debris removal without prior written approval from the local HUD office. A mortgagee may expend up to this amount without local HUD office approval if the services are required and costs are within the cost limits established below. Where no costs are noted, contact the local HUD office.

In addition, the cost schedule below is to be used to ascertain eviction costs when items are moved by local law enforcement or crews under the control and direction of local law enforcement where the mortgagee has no control over the timing of removal. If no cost is noted in the schedule, contact the local HUD office.

For various reasons, there are local HUD offices that require mortgagees to perform all debris removal services. Please refer to the variations below to determine which local offices require mortgagees to perform all debris removal services. Also, please see Pages 14 and 15 of this attachment for further instructions.

Mortgagees are required to remove abandoned vehicles in accordance with local laws. If an allowable cost is not specified below, contact the local HUD office.

Hazardous Waste Removal

Most residential properties will have very limited hazardous waste. Questions regarding hazardous waste removal procedures should be directed to local health or environmental departments for guidance on removal. While checking with the health or environmental source, be sure to seek information relating to approved sources and locations for disposal. In some cases, access to approved registered hazardous waste haulers with approved storage facilities will be less expensive than having to pay an excessive cost to deliver one to an authorized disposal site.

DEBRIS REMOVAL SERVICE REQUIREMENTS AND COST SCHEDULE*New England Offices*

<i>Local HUD Office(s)</i>	<i>Variation(s) From General Requirements</i>	<i>Cost</i>
Connecticut State		\$45 per cubic yard \$900 1 unit maximum \$1,000 2 unit maximum \$1,100 3 unit maximum \$1,200 4 unit maximum vehicle removal \$100
Massachusetts State		\$35 per cubic yard \$750 1 unit maximum \$1,000 2 unit maximum \$1,200 3 unit maximum \$1,400 4 unit maximum vehicle removal \$100
New Hampshire State (Includes States of Maine, New Hampshire, Vermont)	Mortgagees will continue to be responsible for removing debris which are considered to be health and/or safety hazards. Also, if local government cites a code violation, assesses fines, or places liens for exterior and/or interior debris, the mortgagee shall be responsible for performing the debris removal.	\$35 per cubic yard \$750 1 unit maximum \$1,000 2 unit maximum \$1,200 3 unit maximum \$1,400 4 unit maximum vehicle removal \$100
Rhode Island State		\$35 per cubic yard \$750 1 unit maximum \$800 2 unit maximum \$850 3 unit maximum \$900 4 unit maximum

DEBRIS REMOVAL SERVICE REQUIREMENTS AND COST SCHEDULE

New York / New Jersey Offices

<i>Local HUD Office(s)</i>	<i>Variation(s) From General Requirements</i>	<i>Cost</i>
Albany	Mortgagees are not to perform any debris removal without local HUD office approval. Debris removal will be approved only when health or safety issues are involved.	\$52 per cubic yard \$500 1 unit maximum \$650 2 unit maximum \$800 3 unit maximum \$900 4 unit maximum vehicle removal \$100
New Jersey State		\$52 per cubic yard \$500 1 unit maximum \$650 2 unit maximum \$800 3 unit maximum \$900 4 unit maximum vehicle removal \$100
Buffalo		\$52 per cubic yard \$500 1 unit maximum \$650 2 unit maximum \$800 3 unit maximum \$900 4 unit maximum vehicle removal \$100
Camden	Documentation specifically citing the nature of the health or safety problem and documentation supporting the cost estimate must be provided to the local HUD office for debris removal exceeding the max. A copy of the violation notice and documentation supporting the cost estimate must be provided where the cost of curing the violation exceeds the max.	\$52 per cubic yard \$500 max vehicle removal \$100
New York State		\$52 per cubic yard \$500 1 unit maximum \$850 2 unit maximum \$1,000 3 unit maximum \$1,100 4 unit maximum vehicle removal \$100

DEBRIS REMOVAL SERVICE REQUIREMENTS AND COST SCHEDULE***Mid-Atlantic Offices***

<i>Local HUD Office(s)</i>	<i>Variation(s) From General Requirements</i>	<i>Cost</i>
District of Columbia Virginia State		\$35 per cubic yard \$400 1 unit maximum \$650 2 unit maximum \$725 3 unit maximum \$875 4 unit maximum vehicle removal \$120
Maryland State		\$40 per cubic yard \$500 1 unit maximum \$700 2 unit maximum \$800 3 unit maximum \$1,000 4 unit maximum vehicle removal \$150
Pennsylvania State		\$35 per cubic yard \$400 1 unit maximum \$650 2 unit maximum \$725 3 unit maximum \$875 4 unit maximum vehicle removal \$120
Pittsburgh		\$35 per cubic yard \$400 1 unit maximum \$650 2 unit maximum \$825 3 unit maximum \$1,000 4 unit maximum vehicle removal \$100
West Virginia State	Mortgagees are not to perform any debris removal without specific local HUD office approval.	

DEBRIS REMOVAL SERVICE REQUIREMENTS AND COST SCHEDULE***Southeast / Caribbean Offices***

<i>Local HUD Office(s)</i>	<i>Variation(s) From General Requirements</i>	<i>Cost</i>
Alabama State	Convey without removing debris unless health or safety hazard exists. Contact the local HUD office in writing for approval to remove hazard. (furnish 2 bids) One before and one after photograph is required for each room or outbuilding containing debris to be removed.	\$25 per cubic yard \$300 1 unit maximum \$450 2 unit maximum \$600 3 unit maximum \$750 4 unit maximum vehicle removal \$50
Coral Gables Orlando	Mortgagees are required to perform all debris removal services See pages 14 & 15. One before and one after photograph is required for each room or outbuilding containing debris to be removed.	\$25 per cubic yard \$300 1 unit maximum \$450 2 unit maximum \$600 3 unit maximum \$750 4 unit maximum vehicle removal \$50
Georgia State	Health or safety hazards Code Violations One before and one after photograph is required for each room or outbuilding containing debris to be removed.	\$300 max \$200 max vehicle removal \$50
Jacksonville Memphis Tampa	One before and one after photograph is required for each room or outbuilding that has debris to be removed.	\$25 per cubic yard \$300 1 unit maximum \$450 2 unit maximum \$600 3 unit maximum \$750 4 unit maximum vehicle removal \$50
Knoxville	Mortgagees are not to perform any debris removal except for health or safety issues (raw garbage, animal feces, etc.) without prior approval from the local HUD office.	\$25 per cubic yard \$300 1 unit maximum \$450 2 unit maximum \$600 3 unit maximum \$750 4 unit maximum vehicle removal \$50
Tennessee State	Mortgagees are to remove debris that are considered to be health or safety hazards.	\$25 per cubic yard \$300 1 unit maximum \$450 2 unit maximum \$600 3 unit maximum \$750 4 unit maximum vehicle removal \$50

DEBRIS REMOVAL SERVICE REQUIREMENTS AND COST SCHEDULE

Southeast / Caribbean Offices (continued)

<i>Local HUD Office(s)</i>	<i>Variation(s) From General Requirements</i>	<i>Cost</i>
Caribbean	One before and one after photograph is required for each room or outbuilding that has debris to be removed. \$25 per cubic yard	\$25 per cubic yard \$200 per story vehicle removal \$50
Kentucky State	Mortgagees are not to perform any interior debris removal without specific local HUD office approval. One before and one after photograph is required for exterior debris removal.	\$25 per cubic yard \$150 maximum vehicle removal \$50
Mississippi State North Carolina State	Mortgagees are not to perform any debris removal without prior approval from the local HUD office.	
South Carolina State	Mortgagees are not to perform any debris removal except for health or safety hazards (raw garbage, dead animals, feces, etc.) or municipal liens without prior approval from the local HUD office. Debris removal, grass cutting, swimming pool security and board up will be accomplished by the HUD Property Manager upon acquisition. Exception: When contents of property contain items of value in excess of \$500, this is considered personality and must be evicted. By obtaining a writ of assistance for disposal, material can be disposed of in 10 days rather than 30-day adverse possession rule. Debris removal may be incorporated in eviction process in this instance.	

DEBRIS REMOVAL SERVICE REQUIREMENTS AND COST SCHEDULE

Midwest Offices

<i>Local HUD Office(s)</i>	<i>Variation(s) From General Requirements</i>	<i>Cost</i>
Cincinnati Illinois State	Mortgagees are not to perform any debris removal except for health issues: raw garbage, animal feces, etc. without prior approval from the local HUD office.	\$25 per cubic yard \$150 max for health issues: raw garbage, animal feces, etc.) vehicle removal \$50
Cleveland	Mortgagees are not to perform any debris removal except for health issues: raw garbage, animal feces, etc. without prior approval from the local HUD office. If HUD approval for health related cleaning is required, include property key with approval request.	\$25 per cubic yard \$400 maximum vehicle removal \$50
Flint	Mortgagees are not to perform any debris removal (except for health issues: raw garbage, animal feces, etc.) without prior approval from the local HUD office. Remove doors from refrigerators/freezers left in property.	\$25 per cubic yard \$150 maximum for exterior health issues: raw garbage, animal feces, etc. \$50 maximum for interior health issues only \$15 per appliance to remove doors vehicle removal \$50
Grand Rapids	Mortgagees are not to perform any debris removal except for health issues: raw garbage, animal feces, etc. without prior approval from the local HUD office. Remove the refrigerator/freezer door and leave in property.	\$28 per cubic yard \$400 Exterior cleaning only (and interior for health issues: raw garbage, animal feces, etc.) \$56 Maximum for interior cleaning (health issues only). \$50 for vehicle removal
Indiana State	Mortgagees are to remove health or safety hazards.	\$25 per cubic yard \$50 maximum for health and safety hazards vehicle removal \$50
Michigan State	Mortgagees must remove all exterior debris. Remove the refrigerator/freezer door and leave in the property.	\$25 per cubic yard \$200 maximum vehicle removal \$50

DEBRIS REMOVAL SERVICE REQUIREMENTS AND COST SCHEDULE***Midwest Offices
(continued)***

<i>Local HUD Office(s)</i>	<i>Variation(s) From General Requirements</i>	<i>Cost</i>
Minnesota State	<p>Mortgagees must perform exterior debris removal on all properties; interior debris removal only for health and/or safety hazards e.g. garbage, animal feces, etc. Should a situation arise involving hazardous waste, notify the local HUD office.</p> <p>Include original photos with request to exceed limit.</p>	<p>\$25 per cubic yard</p> <p>\$100 Exterior cleaning and interior for health issues: garbage, animal feces, etc.</p> <p>\$25 Trip Fee - Only for properties outside the 8-county metro area (Anoka, Carver, Dakota, Hennepin, Ramsey, Scott, Washington, Wright Counties) where the contractor must travel over 50 miles from base to property.</p> <p>vehicle removal \$50</p>
Ohio State		<p>\$25 per cubic yard</p> <p>\$400 maximum</p> <p>vehicle removal \$50</p>
Wisconsin State	Mortgagees are not to perform any debris removal except for health issues: raw garbage, animal feces, etc. without prior approval from the local HUD office.	<p>\$25 per cubic yard</p> <p>\$50 Max. for interior cleaning (health issues only).</p> <p>\$400 Debris Removal Max.</p> <p>vehicle removal \$50</p>

DEBRIS REMOVAL SERVICE REQUIREMENTS AND COST SCHEDULE

Southwest Offices

<i>Local HUD Office(s)</i>	<i>Variation(s) From General Requirements</i>	<i>Cost</i>
Arkansas State	Perform debris removal for health or safety hazards without prior approval	\$100 maximum
	Perform debris removal for code violations cited by local governments without prior approval	\$100 maximum
Houston	Mortgagees are not to perform any debris removal without prior approval from the local HUD office except under the following circumstances: health hazards, danger of further property deterioration, cleaning lien by municipality.	
Louisiana State		\$22 per cubic yard \$250 1 unit maximum \$300 2 unit maximum \$350 3 unit maximum \$400 4 unit maximum vehicle removal \$50
New Mexico State		\$22 per cubic yard \$250 1 unit maximum \$300 2 unit maximum \$350 3 unit maximum \$400 4 unit maximum
Oklahoma State		\$22 per cubic yard \$350 1 unit maximum \$400 2 unit maximum \$475 3 unit maximum \$500 4 unit maximum
Lubbock Texas State	Mortgagees are not to perform any debris removal without prior approval from the local HUD office, except for health or safety hazards, personal property, danger of further property deterioration, or cleaning lien by municipality.	

DEBRIS REMOVAL SERVICE REQUIREMENTS AND COST SCHEDULE*Southwest Offices
(continued)*

<i>Local HUD Office(s)</i>	<i>Variation(s) From General Requirements</i>	<i>Cost</i>
San Antonio		\$25 per cubic yard \$350 1 unit maximum \$500 2 unit maximum \$650 3 unit maximum \$800 4 unit maximum vehicle removal \$100
Shreveport		\$22 per cubic yard \$250 1 unit maximum \$300 2 unit maximum \$350 3 unit maximum \$400 4 unit maximum vehicle removal \$55
Tulsa		\$25 per cubic yard \$500 1 unit maximum

Great Plains Offices

<i>Local HUD Office(s)</i>	<i>Variation(s) From General Requirements</i>	<i>Cost</i>
Iowa State	Mortgagees must certify on the Part A of the 27011: "Mortgagee certifies that the property is vacant and abandoned and no personal property of value remains in or on the property."	\$40 per cubic yard \$550 1 unit maximum \$800 2 unit maximum \$900 3 unit maximum \$1,000 4 unit maximum vehicle removal \$75
Kansas/Missouri State	Mortgagees are not to perform any debris removal without prior approval from the local HUD office.	
Nebraska State		\$20 per cubic yard \$550 1 unit maximum \$800 2 unit maximum \$900 3 unit maximum \$1,000 4 unit maximum vehicle removal \$75
St. Louis	Mortgagees are to remove all exterior debris.	\$20 per cubic yard \$550 1 unit maximum \$800 2 unit maximum \$900 3 unit maximum \$1,000 4 unit maximum vehicle removal \$75

DEBRIS REMOVAL SERVICE REQUIREMENTS AND COST SCHEDULE

Rocky Mountain Offices

<i>Local HUD Office(s)</i>	<i>Variation(s) From General Requirements</i>	<i>Cost</i>
Colorado State (Includes States of Colorado, South Dakota, Wyoming)	Mortgagees are not to perform any debris removal without specific local HUD office approval. If debris constitutes a safety or health hazard, the mortgagee should contact the Colorado office to request approval to remove debris.	
Montana State	Mortgagees are not to perform any debris removal without specific local HUD office approval.	
North Dakota State Utah State	Mortgagees are not to perform any debris removal without specific local HUD office approval.	

Pacific / Hawaii Offices

<i>Local HUD Office(s)</i>	<i>Variation(s) From General Requirements</i>	<i>Cost</i>
Arizona State California State Fresno Tuscon	Mortgagees are only to perform debris removal required by the One Time Securing Fee (See Attachment 3.)	
Sacramento	Mortgagees are not to perform any debris removal without specific local HUD office approval. Mortgagees must request authorization to clean up and remove debris. This will only be approved when health or safety is an issue. NOTE: The Department is taking action to contract out its Real Estate Owned (REO) function for the Sacramento Office. Once this action has been completed and a contract awarded, mortgagees will be responsible for performing all debris removal services in accordance with Pages 14 and 15 of this Attachment. Mortgagees will be notified of the effective date via a separate Mortgagee Letter.	
Hawaii State Nevada State Santa Ana	Mortgagees are not to perform any debris removal without specific local HUD office approval. Mortgagees must request authorization to clean up and remove debris. This will only be approved when health or safety is an issue.	

DEBRIS REMOVAL SERVICE REQUIREMENTS AND COST SCHEDULE

Pacific / Hawaii Offices (continued)

<i>Local HUD Office(s)</i>	<i>Variation(s) From General Requirements</i>	<i>Cost</i>
Los Angeles San Diego	Mortgagees are not to perform any debris removal or remove abandoned vehicles except for those items considered to be health or safety hazards or where local code enforcement activity makes it necessary. If mortgagees find it necessary to proceed with clean up, their review file must be supported with a copy of a Notice of Violation, Abatement Order, or similar documentation. In all such instances, the mortgagee can proceed with work without HUD's prior approval up to the amount listed in Attachment 1. Anytime the local municipality issues a citation requiring clean-up and debris removal, the lender is responsible for completion of that requirement immediately.	vehicle removal \$75 vehicle removal no wheels \$100
Reno	Mortgagees are not to perform any debris removal without specific local HUD office approval. Mortgagees must request authorization to clean up and remove debris. This will only be approved when health and safety is an issue.	vehicle removal \$75

Northwest / Alaska Offices

<i>Local HUD Office(s)</i>	<i>Variation(s) From General Requirements</i>	<i>Cost</i>
Alaska State	Mortgagees are not to perform any debris removal. Must obtain written permission from the local HUD office prior to spending any funds for the removal of hazardous items.	
Idaho State	Mortgagees are not to perform any debris removal or remove abandoned vehicles. Cleanups permitted <u>with prior approval</u> only, when the local municipality has issued a citation requiring immediate abatement of health & safety code violations.	
Oregon State	Mortgagees are to perform all debris removal services. See pages 14 & 15.	\$50 per cubic yard \$300 maximum \$150 for vehicle removal including compliance with State and local laws and ordinances (hauling & disposal only - \$100)

DEBRIS REMOVAL SERVICE REQUIREMENTS AND COST SCHEDULE

Northwest / Alaska Offices (continued)

<i>Local HUD Office(s)</i>	<i>Variation(s) From General Requirements</i>	<i>Cost</i>
Washington State	Mortgagees are not to perform any debris removal. Must obtain written permission from the local HUD office prior to spending any funds for the removal of hazardous items or abandoned vehicles. Hazardous and/or flammable materials (i.e. paint, chemicals, gasoline, etc.) or anything which poses a threat to health or safety (this includes perishables) in the interior and/or garage shall be removed.	

DEBRIS REMOVAL SERVICE REQUIREMENTS AND COST SCHEDULE

Instructions for Mortgagees Required to Perform Debris Removal Services

Debris Removal

Costs such as labor hours, broom sweeping, dump fees and transportation costs (i.e. fuel, mileage, truck rental, etc.) should not be claimed in addition to debris removal cost limits, as these costs are incorporated in the per unit allowable cost for debris removal. Such services are not considered separate services or claimable expenses. Abandoned vehicle removal is not included in the debris removal cost limit and must be performed in accordance with local laws.

No amount over the cubic yard or overall cost limit which does not have prior written approval from the local HUD office is to be claimed for reimbursement. When requesting approval to exceed the debris removal cost limit, the mortgagee must obtain two independent competitive bids. If the mortgagee utilizes a field service company, the field service company, upon finding that debris removal limits will be exceeded, must develop its bid and immediately forward the bid to the mortgagee. A second independent and competitive bid should be obtained by the mortgagee. In the event the field service company identifies another contractor for the mortgagee who wishes to submit a bid, such bid should be forwarded by the contractor directly to the mortgagee. However, HUD will allow the field service company to obtain the bid and forward it to the mortgagee. Under no circumstances may the mortgagee allow field service companies or contractors to process and submit bids directly to the local HUD office. This violates the integrity of the two bid process and is prohibited.

The bids must specify the types and location of the debris and the number of cubic yards. Any additional costs of non-general refuse should be factored into the final bid and clearly indicated for local HUD office review. All bids should be on the bidder's company letterhead and must include the bidders name, address, telephone number and the bidder's signature. Upon receipt of the bids, the mortgagee must date stamp them and attach them to a Request to Exceed Cost Limits for P & P (see **Attachment 9**) which is to identify all other preservation and protection expenses to date so that the local HUD office will know if and by how much the mortgagee will exceed the maximum allowable cost limit. Any debris removed per local code is also subject to the established cost limits on debris removal.

Bids are required for debris removal only to exceed the allowable cost limit. There may be instances where because of the remote location of the property or for some other reason, the mortgagee may have difficulty in obtaining the required number of bids. Therefore, mortgagees may appeal to the local HUD office in those cases where they encounter difficulties in obtaining estimates. For such cases, the local HUD office may accept less than the required number of bids before issuing approval to exceed the limit. All such exceptions shall be provided to the lender in writing. Mortgagees will not be reimbursed for the cost of obtaining bids. Upon receipt of the required bids from the mortgagee, the local HUD office will do one of the following:

DEBRIS REMOVAL SERVICE REQUIREMENTS AND COST SCHEDULE

- Notify the mortgagee to accept one of the bids submitted;
- Accept neither bid but secure a bid from a HUD source and notify the mortgagee of the approved cost and vendor. The mortgagee may then either (1) remove the debris via its own source for the approved cost or (2) contract directly with HUD's source for the approved bid amount; or
- Notify the mortgagee to convey the property without removing the debris.

Clean Out of the Interior of the Property (Includes Attic, Basement, and Crawl Spaces)

Clean-outs of the interior of the property must include the removal and proper disposal of debris, trash, personal effects such as furniture, clothing, dishes and utensils, shabby and torn carpet, cracked and torn linoleum and dead animals unless otherwise instructed by local law enforcement during an eviction. Each interior room must be broom cleaned at the time of conveyance. This standard will also apply to garages (attached or detached), sheds, barns, utility rooms, and other structures located on the property.

All free-standing appliances such as refrigerators, air conditioners, washers and dryers, etc., and all light fixtures, ceiling fans, mantels, wall mirrors, and fireplace gas logs are to be left in the property. All appliances are to be documented that they are present on the property so that future inspections will show if any of the free-standing appliances are missing. Documentation must be maintained in the mortgagee's review file if appliances are discovered missing on future inspections. Refrigerators and stoves must be cleaned of all organic materials and other debris.

Bug and/or Pest Infestation

If, on the initial inspection, the mortgagee finds the property to be severely infested with roaches, water bugs, mice, rats, etc., to the extent that clean-out and debris removal can not be effectively completed, the mortgagee should have the property properly fumigated by a Pest Control Service licensed to conduct such business in the area where the property is located. If no cost limit is provided in the variations to the general requirements, contact the local HUD office.

YARD MAINTENANCE SERVICE REQUIREMENTS AND COST SCHEDULE

Lawn cutting (initial and subsequent cuts) includes cutting the lawn, trimming shrubs, weeding, mowing, sweeping of all paved areas (sidewalks, driveways, patios, etc.), and removal of all lawn clippings, related cuttings, and incidental debris (newspapers, flyers, bottles, etc.). These services are included in the initial cut and recut cost allowables and are not to be claimed as separate expenses unless otherwise specified in this attachment. The disposal of all cuttings and incidental debris must be performed in the manner legally permitted by the community in which the work is performed.

Grass should typically be cut twice a month between April 1 and October 31, however, more frequent lawn cuts may be allowed in certain areas indicated below. Once a month may be sufficient depending on the level of rainfall during the spring and summer seasons. Grass should not be cut between November 1 and March 31 unless prior written approval is obtained from the local HUD office or otherwise prescribed below. Grass and weeds must be cut to the edge of the property line and to a maximum of two inches. Grass and weeds must be trimmed around foundations, bushes, trees, and planting beds. Also, grass and weeds must be trimmed flush with fences and other construction that would normally require trimming. Mortgagees shall not order lawn maintenance for properties such as condominiums where yard maintenance is covered by associations for fees.

In general, the mortgagee is to maintain a safe and accessible snow and ice-free condition of the property exteriors throughout the winter season. Snow removal must be effected at the discretion of the mortgagee but consistent with local codes and ordinances governing the removal of snow or ice.

New England Offices

<i>Local HUD Office(s)</i>	<i>Variation(s) From General Requirements</i>	<i>Service</i>	<i>Cost</i>
Connecticut State		Initial Cut	\$55
		Recut	\$30
		Trim Shrubs (Once between Apr. 1 & Oct. 31.)	\$45
		Snow Removal (Entry Walks)	\$75
Massachusetts State		Initial Cut (\leq 5,000 sq ft)	\$60
		Initial Cut ($>$ 5,000 sq ft)	\$80
		Recut (\leq 5,000 sq ft)	\$35
		Recut ($>$ 5,000 sq ft)	\$55
		Trim Shrubs (Once between Apr. 1 & Oct. 31.)	\$40
		Snow Removal (Entry Walks)	\$75
New Hampshire (Includes States of Maine, New Hampshire, Vermont)		Initial Cut (less than or equal to 5,000 sq.ft.)	\$55
		Initial Cut (more than 5,000 sq.ft.)	\$75
		Recut (less than or equal to 5,000 sq.ft.)	\$35
		Recut (more than 5,000 sq.ft.)	\$55
Rhode Island State		Initial Cut	\$55
		Recut	\$30
		Trim Shrubs (Once between Apr. 1 & Oct. 31.)	\$40
		Snow Removal (Entry Walks)	\$75

YARD MAINTENANCE SERVICE REQUIREMENTS AND COST SCHEDULE

New York / New Jersey Offices

<i>Local HUD Office(s)</i>	<i>Variation(s) From General Requirements</i>	<i>Service</i>	<i>Cost</i>
Albany		Initial Cut Recut Snow Removal	\$75 \$30 \$28
Buffalo New Jersey State		Initial Cut Recut Snow Removal	\$50 \$30 \$28
Camden	Initial cut is permitted year round.	Initial Cut Recut Snow Removal	\$75 \$30 \$28
New York State		Initial Cut Recut Snow Removal	\$125 \$40 \$28

Mid-Atlantic Offices

<i>Local HUD Office(s)</i>	<i>Variation(s) From General Requirements</i>	<i>Service</i>	<i>Cost</i>
District of Columbia Pennsylvania State Virginia State West Virginia State	Approximate Average Lot Size: DC: 50x100 PA: 60x100 VA: 75x100 WV: 1/4 - 1/2 acre	Initial Cut (less than 5,000 sq ft) Initial Cut (5,000 - 10,000 sq ft) Initial Cut (over 10,000 sq ft) Recut (less than 5,000 sq ft) Recut (5,000 - 10,000 sq ft) Recut (over 10,000 sq ft) Snow Removal	\$50 \$65 \$90 \$30 \$45 \$65 \$25
Maryland State	Approx. Avg. Lot Size: 20x60	Initial Cut (up to 10,000 sq ft) Initial Cut (over 10,000 sq ft) Recut ((less than 5,000 sq ft) Recut (5,000 - 10,000 sq ft) Recut (over 10,000 sq ft) Snow Removal	\$150 \$225 \$30 \$60 \$75 \$25
Pittsburgh	Approx. Avg. Lot Size: 50 x 100	Initial Cut (less than 5,000 sq ft) Initial Cut (5,000 - 10,000 sq ft) Initial Cut (over 10,000 sq ft) Recut ((less than 5,000 sq ft) Recut (5,000 - 10,000 sq ft) Recut (over 10,000 sq ft) Snow Removal	\$75 \$90 \$115 \$30 \$45 \$65 \$25

YARD MAINTENANCE SERVICE REQUIREMENTS AND COST SCHEDULE

Southeast / Caribbean Offices

<i>Local HUD Office(s)</i>	<i>Variation(s) From General Requirements</i>	<i>Service</i>	<i>Cost</i>
Alabama State	An <u>initial</u> cut is permitted year round, if needed. Lawn should be cut twice a month between March 1 and November 30. Two before and two after photos required for each lawn cut.	Initial Cut (Avg. lot size 100'x150') Recut For larger lots, multiply total sq. ft. by \$.0047. Maximum lot size for lawn maintenance is 200 ft. x 200 ft. Recut on larger lots computed at 43% of initial charge.	\$70 \$30 \$188
Caribbean	Lawn should be cut twice a month year round . Two before and two after photos required for each lawn cut.	Initial Cut (Avg. lot size 100'x150') Recut For larger lots, multiply total sq. ft. by \$.0047. Maximum lot size for lawn maintenance is 200 ft. x 200 ft.	\$70 \$30 \$188
Coral Gables Jacksonville Tampa	Lawn should be cut twice a month between April 1 and October 31 and once a month between November 1 and March 31. Two before and two after photos required for each lawn cut.	Initial Cut (Avg. lot size 100'x150') Recut For larger lots, multiply total sq. ft. by \$.0047. Maximum lot size for lawn maintenance is 200 ft. x 200 ft. For larger lots, 43% of initial cost if more than \$30.	\$70 \$30 \$188
Georgia State Kentucky State Knoxville Memphis North Carolina State Tennessee State	Two before and two after photos required for each lawn cut. Requests to exceed cost limits for larger lots must be accompanied by lot dimensions and the calculated square footage of the lot.	Initial Cut (Avg. lot size 100'x150') Recut For larger lots, multiply total sq. ft. by \$.0047. Maximum lot size for lawn maintenance is 200 ft. x 200 ft. For larger lots, 43% of initial cost if more than \$30.	\$70 \$30 \$188
Mississippi State	An initial cut is permitted year round, if needed.	Initial Cut (avg. lot size 100 X 150) Recut For larger lots, multiply total sq. ft. by \$.0047. Maximum lot size for lawn maintenance is 200 X 200 Recut of larger lots, 43% of initial cost.	\$70 \$30 \$188

YARD MAINTENANCE SERVICE REQUIREMENTS
AND COST SCHEDULE

Southeast / Caribbean Offices
(continued)

<i>Local HUD Office(s)</i>	<i>Variation(s) From General Requirements</i>	<i>Service</i>	<i>Cost</i>
Orlando	Lawn should be cut twice a month between April 1 and October 31 and once a month between November 1 and March 31. Two before and two after photos required for each lawn cut.	Initial Cut (Avg. lot size 100'x150') Recut For larger lots, multiply total sq. ft. by \$.0047. Maximum lot size for lawn maintenance is 200 ft. x 200 ft.	\$100 \$30 \$188
South Carolina State	Two before and two after photos required for each lawn cut. Requests to exceed cost limits for larger lots must be accompanied by lot dimensions and the calculated square footage of the lot. See Attachment 5	Initial Cut (Avg. lot size 100'x150') Recut For larger lots, multiply total sq. ft. by \$.0047. Maximum lot size for lawn maintenance is 200 ft. x 200 ft. For larger lots, 43% of initial cost if more than \$30.	\$70 \$30 \$188

YARD MAINTENANCE SERVICE REQUIREMENTS AND COST SCHEDULE

Midwest Offices

<i>Local HUD Office(s)</i>	<i>Variation(s) From General Requirements</i>	<i>Service</i>	<i>Cost</i>
Cincinnati Cleveland Flint Michigan State Ohio State		Initial Cut Recut Trim Shrubs (Once between April 1 and October 31.) Snow Removal (Entry Walks)	\$40 \$25 \$25 \$30
Indiana State		Initial Cut Recut Trim Shrubs (Once between April 1 and October 31.) Snow Removal (Entry Walks)	\$50 \$35 \$25 \$30
Grand Rapids		Initial Cut - City Lot Initial Cut - Rural Lot Recut - City Lot Recut - Rural Lot Trim Shrubs (Once between April 1 and October 31.) Snow Removal	\$40 \$60 \$25 \$40 \$25 \$30
Illinois State		Initial Cut Recut Trim Shrubs (Once between April 1 and October 31.)	\$40 \$25 \$25
Minnesota State	Rural properties should be cut to conform to the area standards. Snow removal in accord with local code requirements. Walks to the rekeyed door must be cleared.	Initial Cut (under 9,000 sq ft) Initial Cut (9,000 sq ft or larger) Recut (under 9,000 sq ft) Recut (9,000 sq ft or larger) Trim Shrubs (Once between April 1 and October 31.) Snow Removal	\$40 \$85 \$25 \$65 \$25 \$30
Wisconsin State		Initial Cut - City Lot Initial Cut - Rural Lot Recut - City Lot Recut - Rural Lot Trim Shrubs (Once between April 1 and October 31.) Snow Removal	\$25 \$40 \$15 \$25 \$25 \$30

YARD MAINTENANCE SERVICE REQUIREMENTS AND COST SCHEDULE

Southwest Offices

<i>Local HUD Office(s)</i>	<i>Variation(s) From General Requirements</i>	<i>Service</i>	<i>Cost</i>
Arkansas State Houston Lubbock New Mexico State San Antonio Texas State	The lawn may be cut once during the period November 1 through March 31 if needed. An initial cut may occur any month of the year.	Initial Cut Recut Trim Shrubs (Once between April 1 and October 31.)	\$45 \$20 \$35
Oklahoma State	The lawn may be cut once during the period November 1 through March 31 if needed. An initial cut may occur any month of the year.	Initial Cut (standard size lot NTE 100 ft X 150 ft) Initial Cut acre or more Recut Trim Shrubs (once between April 1 and October 31)	\$45 \$150 \$20 \$50
Louisiana State	The lawn may be cut once during the period November 1 through March 31 if needed. An initial cut may occur any month of the year.	Initial Cut Recut Trim Shrubs (Once between April 1 and October 31.)	\$45 \$30 \$35
Shreveport	The lawn may be cut once during the period November 1 through March 31 if needed. An initial cut may occur any month of the year.	Initial Cut (100 ft X 150 ft lot) Recut Trim Shrubs (Once between March 1 and October 31)	\$50 \$25 \$35
Tulsa	The lawn may be cut once during the period November 1 through March 31 if needed. An initial cut may occur any month of the year. Trees and shrubs must be cut back or removed when growing near foundation or touching roof.	Initial Cut (100 ft. x 150 ft. lot) Initial Cut (per acre) Recut Trim Shrubs and removal of all cuttings (Once between April 1 and October 31.)	\$60 \$150 \$25 \$75

YARD MAINTENANCE SERVICE REQUIREMENTS
AND COST SCHEDULE

Great Plains Offices

<i>Local HUD Office(s)</i>	<i>Variation(s) From General Requirements</i>	<i>Service</i>	<i>Cost</i>
Iowa State		Initial Cut	\$100
Nebraska State		Recut	\$20
Kansas/Missouri State	See Attachment 8 re: photos	Initial Cut	\$100
		Recut	\$35
St. Louis		Initial Cut	\$50
		Recut	\$35

Rocky Mountain Offices

<i>Local HUD Office(s)</i>	<i>Variation(s) From General Requirements</i>	<i>Service</i>	<i>Cost</i>
Colorado State		Initial Cut	\$35
(Includes States of Colorado, South Dakota, Wyoming)		Recut	\$25
Montana State		Snow Removal	\$35
North Dakota State			
Utah State			

YARD MAINTENANCE SERVICE REQUIREMENTS AND COST SCHEDULE

Pacific / Hawaii Offices

<i>Local HUD Office(s)</i>	<i>Variation(s) From General Requirements</i>	<i>Service</i>	<i>Cost</i>
Arizona State Tucson	Grass should be cut year round . One cut a month should be sufficient, however, two cuttings a month may be required after a rainy period. Mortgagees will not be reimbursed for properties with desert landscaping except for weed removal. One before and one after photo is required for each lawn cut performed.	Initial Cut Recut	\$75 \$40
California State Fresno Sacramento San Diego	Grass should be cut year round . One cut a month should be sufficient, however, two cuttings a month may be required after a rainy period. A before and after photo is required to support each lawn cut. Mortgagees will not be reimbursed for properties with desert landscaping except for weed removal.	Initial Cut Recut	\$75 \$40
Hawaii State	Grass should be cut year round . One cut a month should be sufficient, however, two cuttings a month may be required after a rainy period. A before and after photo is required to support each lawn cut. Mortgagees will not be reimbursed for properties with desert landscaping except for weed removal.	Initial Cut Recut	\$100 \$50
Los Angeles	Grass should be cut year round . One cut a month should be sufficient, however, two cuttings a month may be required after a rainy period. A before and after photo is required to support each lawn cut. Mortgagees will not be reimbursed for properties with desert landscaping except for weed removal.	Initial Cut Recut Initial Cut for Antelope Valley(Palmdale, Lancaster, Littlerock, Quartz Hills)	\$75 \$40 \$125
Nevada State Reno	Only one grass cut allowed per conveyance. The grass may be cut any month of the year. A before and after photo is required to support each lawn cut. Mortgagees will not be reimbursed for properties with desert landscaping except for weed removal.	Initial Cut Recut (requires prior approval)	\$75 \$40

YARD MAINTENANCE SERVICE REQUIREMENTS AND COST SCHEDULE

Pacific / Hawaii Offices (continued)

<i>Local HUD Office(s)</i>	<i>Variation(s) From General Requirements</i>	<i>Service</i>	<i>Cost</i>
Santa Ana	Grass should be cut year round. One cut a month should be sufficient, however, two cuttings a month may be required after a rainy period. Mortgagees will not be reimbursed for properties with desert landscaping except for weed removal.	Initial Cut Recut	\$75 \$40

Northwest / Alaska Offices

<i>Local HUD Office(s)</i>	<i>Variation(s) From General Requirements</i>	<i>Service</i>	<i>Cost</i>
Alaska State	Lawn to be cut from June 1 to September 30 only.	Initial Cut Recut Snow Removal	\$100 \$25 \$45
Idaho State	Lawn maintenance shall be done no more frequently than every two weeks. Once a month may be sufficient depending upon the amount of rainfall. Lawn to be cut from May 1 to October 31 only.	Initial Cut Recut Snow Removal	\$100 \$25 \$45
Oregon State	Lawn maintenance shall be done no more frequently than every two weeks. Once a month may be sufficient depending upon the amount of rainfall. Lawn to be cut from March 15 to October 31 only.	Initial Cut Recut Snow Removal	\$100 \$25 \$45
Washington State	Lawn maintenance shall be done no more frequently than once per month, depending upon the amount of rainfall. The average lot size is approximately 50x100.	Initial Cut Recut Snow Removal	\$100 \$25 \$45